



Rappart Road, Wallasey, CH44 6QD

welcome to

Rappart Road, Wallasey

43 RAPPART ROAD CH44 6QD We are acting in the sale of the above property and have received an offer of £124,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



Property Description

This three-bedroom mid-terrace property offers generous living accommodation and excellent potential for a variety of purchasers. The home comprises a welcoming entrance hallway leading to two well-proportioned reception rooms, providing flexible living and dining space ideal for modern family life. A fitted kitchen completes the ground floor layout.

To the first floor are three good-sized bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating and a private rear yard, creating a low-maintenance outdoor space perfect for relaxing or entertaining.

Rappart Road is conveniently positioned within easy reach of local shops, schools, transport links and other everyday amenities, making it an excellent choice for first-time buyers, growing families or buy-to-let investors seeking a property in a strong rental location. With spacious accommodation throughout and a popular residential setting, early viewing is highly recommended. Council Tax Band C. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Lounge

13' 9" Into Bay x 12' Into recess (4.19m Into Bay x 3.66m into recess)

Dining Area

13' 4" x 11' 9" (4.06m x 3.58m)

Kitchen Area

9' 11" x 5' 8" (3.02m x 1.73m)

Landing

Bedroom One

14' 11" into Bay x 10' 9" into recess (4.55m into Bay x 3.28m into recess)

Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom Three

8' 8" x 7' (2.64m x 2.13m)

Bathroom

Outside

Yard.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Rappart Road, Wallasey

- Three-bedroom mid-terrace property
- Spacious and versatile accommodation
- Two reception rooms
- Fitted kitchen
- Family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£126,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111738 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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